

City of Seattle Legislative Information Service

Seattle Municipal Code

Title 23 - LAND USE CODE

Subtitle III Land Use Regulations

Division 2 Authorized Uses and Development Standards

Chapter 23.54 - Quantity and Design Standards for Access and Off-Street Parking

SMC 23.54.030 Parking space standards.

On lots subject to this Code, all parking spaces provided must meet the following standards whether or not the spaces are required by this Code:

A. Parking Space Dimensions.

1. "Large vehicle" means the minimum size of a large vehicle parking space shall be eight and one-half (8 1/2) feet in width and nineteen (19) feet in length.

2. "Medium vehicle" means the minimum size of a medium vehicle parking space shall be eight (8) feet in width and sixteen (16) feet in length.

3. "Small vehicle" means the minimum size of a small vehicle parking space shall be seven and one-half (7 1/2) feet in width and fifteen (15) feet in length.

4. "Barrier-free parking" means a parking space meeting the following standards:

a. Parking spaces shall not be less than eight (8) feet in width and shall have an adjacent access aisle not less than five (5) feet in width. Van-accessible parking spaces shall have an adjacent access aisle not less than eight (8) feet in width. Where two (2) adjacent spaces are provided, the access aisle may be shared between the two (2) spaces. Boundaries of access aisles shall be marked so that aisles will not be used as parking space.

b. A minimum length of nineteen (19) feet or when more than one (1) barrier-free parking space is provided, at least one (1) shall have minimum length of nineteen (19) feet, and other spaces may be the lengths of small, medium or large spaces in approximate proportion to the number of each size space provided on the lot.

5. "Tandem parking" means a parking space equal to the width and two (2) times the length of the vehicle size standards in subsections A1, A2, and A3 for the size of the vehicle to be accommodated.

6. Columns or other structural elements may encroach into the parking space a maximum of six (6) inches on a side, except in the area for car door opening, five (5) feet from the longitudinal centerline or four (4) feet from the transverse centerline of a parking space (Exhibit 23.54.030 A■ . No wall, post, guardrail, or other obstruction, or property line, shall be permitted within the area for car door opening.

7. If the parking space is next to a property line, the minimum width of the space shall be nine (9) feet.

B. Parking Space Requirements. The required size of parking spaces shall be determined by whether the parking is for a residential, nonresidential or live-work use. In structures containing both residential and either nonresidential uses or live-work units, parking that is clearly set aside and reserved for residential use shall meet the standards of subsection B1; otherwise, all parking for the structure shall meet the standards of subsection B2.

1. Residential Uses.

a. When five (5) or fewer parking spaces are provided, the minimum required size of a parking space shall be for a medium car, as described in subsection A2 of this section.

b. When more than five (5) parking spaces are provided, a minimum of sixty (60) percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty (40) percent of the parking spaces may be striped for any size, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.

c. Assisted Living Facilities. Parking spaces shall be provided as in subsections B1a and B1b above, except that a minimum of two (2) spaces shall be striped for a large vehicle.

2. Nonresidential Uses and Live-work Units.

a. When ten (10) or fewer parking spaces are provided, a maximum of twenty-five (25) percent of the parking spaces may be striped for small vehicles. A minimum of seventy-five (75) percent of the spaces shall be striped for large vehicles.

b. When between eleven (11) and nineteen (19) parking spaces are provided, a minimum of twenty-five (25) percent of the parking spaces shall be striped for small vehicles. The minimum required size for these small parking spaces shall also be the maximum size. A maximum of sixty-five (65) percent of the parking spaces may be striped for small vehicles. A minimum of thirty-five (35) percent of the spaces shall be striped for large vehicles.

c. When twenty (20) or more parking spaces are provided, a minimum of thirty-five (35) percent of the parking spaces shall be striped for small vehicles. The minimum required size for small parking spaces shall also be the maximum size. A maximum of sixty-five (65) percent of the parking spaces may be striped for small vehicles. A minimum of thirty-five (35) percent of the spaces shall be striped for large vehicles.

d. The minimum vehicle clearance shall be at least six (6) feet nine (9) inches on at least one (1) floor, and there shall be at least one (1) direct entrance from the street that is at least six (6) feet nine (9) inches in height for all parking garages accessory to nonresidential uses and live-work units and for all principal use parking garages.